

CITIMORTGAGE, INC. (CMI)  
LOPEZ, JUAN DOMINGO AND JACINTA LAWSON  
927 DEER LANE, LAREDO, TX 78045

FHA 495-47418-9-703  
Our File Number: 15-021093

MARGIE RAMIREZ IBARRA  
COUNTY CLERK, WEBB COUNTY, TEXAS

FILED June 22, 2015

03:50 P.M.

BY [Signature] DEPUTY

### NOTICE OF TRUSTEE'S SALE

WHEREAS, on March 31, 1997, JUAN DOMINGO LOPEZ AND JACINTA LAWSON LOPEZ, HUSBAND AND WIFE, as Grantor(s), executed a Deed of Trust conveying to D. RICHARD THOMPSON, as Trustee, the Real Estate hereinafter described, to AEGIS MORTGAGE CORPORATION, AN OKLAHOMA CORPORATION in payment of a debt therein described. The Deed of Trust was filed in the real property records of **WEBB COUNTY, TX** and is recorded under Clerk's File/Instrument Number 596447, to which reference is herein made for all purposes.

WHEREAS, default has occurred in the payment of said indebtedness, and the same is now wholly due, and the owner and holder has requested to sell said property to satisfy said indebtedness:

WHEREAS, the undersigned has been appointed Substitute Trustee in the place of said original Trustee, upon contingency and in the manner authorized by said Deed of Trust; and

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that on **TUESDAY, September 1, 2015** between ten o'clock AM and four o'clock PM and beginning not earlier than 10:00AM or not later than three hours thereafter, I will sell said Real Estate at the County Courthouse in **WEBB COUNTY, TX** to the highest bidder for cash. The sale will be conducted in the area of the Courthouse designated by the Commissioners Court, of said county, pursuant to Section §51.002 of the Texas Property Code as amended; if no area is designated by the Commissioners' Court, the sale will be conducted in the area immediately adjacent (next) to the location where this Notice of Trustee's Sale was posted.

Said Real Estate is described as follows: In the County of WEBB, State of Texas:

SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ESTATE ONLY OF LOT NUMBER THIRTY-FOUR (34), IN BLOCK NUMBER FOUR (4), DEERFIELD SUBDIVISION, PHASE I, A SUBDIVISION IN THE CITY OF LAREDO, TEXAS, AS PER PLAT RECORDED IN VOLUME 14, PAGE 59, WEBB COUNTY PLAT RECORDS

Property Address: 927 DEER LANE  
LAREDO, TX 78045  
Mortgage Servicer: CITIMORTGAGE, INC.  
Noteholder: CITIMORTGAGE, INC., SUCCESSOR BY MERGER WITH FIRST NATIONWIDE  
MORTGAGE CORPORATION  
1000 TECHNOLOGY DRIVE  
O'FALLON, MISSOURI 63368-2240

The Mortgage Servicer is authorized to represent the Noteholder by virtue of a servicing agreement with the Noteholder. Pursuant to the Servicing Agreement and Texas Property Code §51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the property securing the above referenced loan.

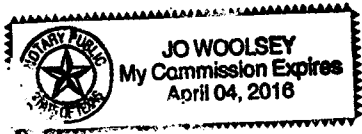
[Signature]  
SUBSTITUTE TRUSTEE  
SANDRA MENDOZA OR ARNOLD MENDOZA OR  
BOB FRISCH OR COLETTE MAYERS OR STEPHEN  
MAYERS OR BOB DICKERSON OR TROY ROBINETT  
OR WES WHEAT OR JASON SPENCE OR ROSS  
BANDY OR TRAVIS KADDATZ OR TIM WORSTELL  
OR KELLY MCDANIEL OR TRACI YEAMAN OR JOHN  
PERSON OR DAREN SHUMWAY OR ROBERT  
AGUILAR OR JACK BURNS II OR EVAN PRESS OR  
RAMIRO CUEVAS  
c/o Shapiro Schwartz, LLP  
13105 Northwest Freeway, Suite 1200  
Houston, TX 77040  
(713)462-2565

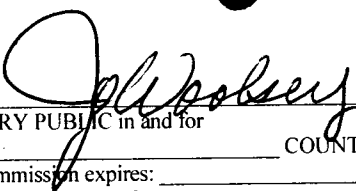
THE STATE OF Texas  
COUNTY OF Muecos

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared Bob Frisch, Substitute Trustee, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, in the capacity therein stated.

2015 GIVEN UNDER MY HAND AND SEAL OF OFFICE this 22<sup>nd</sup> day of June

**SEPTEMBER-1**  
Clerk: [Signature]



  
NOTARY PUBLIC in and for \_\_\_\_\_ COUNTY,  
My commission expires: \_\_\_\_\_  
Type or Print Name of Notary \_\_\_\_\_

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active military service to the sender of this notice immediately.**

1-A

Current Borrower: MANY BENAVIDES AND AIDA BENAVIDES HUSB/ AND WIFE  
MH File Number: TX-14-0300-FC  
VA/FHA/PMI Number:  
Loan Type: FHA  
Property Address: 1617 SWEDEN LN, LAREDO, TX 78045

MARGIE RAMIREZ IBARRA  
COUNTY CLERK, WEBB COUNTY, TEXAS

FILED July 9, 2015

● 9:09 A.M.

BY [Signature] DEPUTY

## NOTICE OF SUBSTITUTE TRUSTEE SALE

Deed of Trust Date:  
5/3/2002

Grantor(s)/Mortgagor(s):  
MANUEL BENAVIDES AND AIDA  
BENAVIDES HUSBAND AND WIFE

Original Beneficiary/Mortgagee:  
IMORTGAGE FUNDING CORPORATION, A  
CALIFORNIA CORPORATION

Current Beneficiary/Mortgagee:  
JPMorgan Chase Bank, National Association

Recorded in:  
Volume: 1215  
Page: 777  
Instrument No: 761887

Property County:  
WEBB

Mortgage Servicer:  
JPMorgan Chase Bank, National Association is  
representing the Current Beneficiary/Mortgagee  
under a servicing agreement with the Current  
Beneficiary/Mortgagee.

Mortgage Servicer's Address:  
1111 Polaris Parkway, Columbus, OH 43240

**Legal Description:** THE SURFACE ESTATE ONLY IN AND TO LOT NINE (9), BLOCK SIX (6), VILLAGE HEIGHTS SUBDIVISION, UNIT 1, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 17, PAGE 88, PLAT RECORDS OF WEBB COUNTY, TEXAS.

Date of Sale: 9/1/2015

Earliest Time Sale Will Begin: 10:00 AM

**Place of Sale of Property:** The Area Outside the Northwest (Parking Garage) 1st Floor Entrance to the Webb County Justice Center. Webb County Justice Center, 1110 Victoria Street, Laredo, TX 78040 OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

[Signature]

Sandra Mendoza or Arnold Mendoza, Colette  
Mayers, Stephen Mayers, Bob Dickerson, Troy  
Robinett, Wes Wheat, Jason Spence, Ross Bandy,  
Travis Kaddatz, Tim Worstell, Kelly McDaniel,  
Traci Yeaman, John Person, Daren Shumway,  
Robert Aguilar, Jack Burns II, Evan Press, Ramiro  
Cuevas  
or Cole D. Patton  
or Catherine Allen-Rea  
MCCARTHY HOLTHUS – TEXAS, LLP  
ATTN: SALES

SEPTEMBER -2  
Clerk: [Signature]



4533494

FILED July 13, 2015

@ 1:26 P.M.

BY [Signature] DEPUTY

## NOTICE OF FORECLOSURE SALE

**1. Property to Be Sold.** The property to be sold is described as follows:

THE SURFACE ESTATE ONLY IN AND TO LOT NINETY-SIX (96), BLOCK THREE (3), LAS BRISAS DEL MAR SUBDIVISION, UNIT 3, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 60, PLAT RECORDS OF WEBB COUNTY, TEXAS.

**2. Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 11/19/2004 and recorded in Book 1730 Page 206 Document 859660 real property records of Webb County, Texas.

**3. Date, Time, and Place of Sale.**

Date: 09/01/2015

Time: The sale will begin no earlier than 10:00 AM or no later than three hours thereafter.

Place: Webb County Courthouse, Texas, at the following location: THE AREA JUST OUTSIDE THE NORTHWEST (PARKING GARAGE) 1st FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

**4. Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**5. Obligations Secured.** The Deed of Trust executed by GILBERTO JASSO AND SANDRA L JASSO, provides that it secures the payment of the indebtedness in the original principal amount of \$120,607.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. MIDFIRST BANK is the current mortgagee of the note and deed of trust and MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK is mortgage servicer. A servicing agreement between the mortgagee, whose address is MIDFIRST BANK c/o MIDLAND MORTGAGE, A DIVISION OF MIDFIRST BANK, 999 N.W. Grand Blvd, Oklahoma City, OK 73118 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

**6. Default and Request to Act.** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

15-000130-365  
435 ST CROIX DRIVE  
LAREDO, TX 78045

[Signature]  
COLETTE MAYERS, STEPHEN MAYERS, BOB  
DICKERSON, TROY ROBINETT, WES WHEAT, JASON  
SPENCE, ROSS BANDY, TRAVIS KADDATZ, TIM  
WORSTELL, KELLY MCDANIEL, TRACI YEAMAN, JOHN  
PERSON, DAREN SHUMWAY, ROBERT AGUILAR, JACK  
BURNS II, EVAN PRESS, RAMIRO CUEVAS, SANDRA  
MENDOZA, ARNOLD MENDOZA, W.D.LAREW, MICHAEL  
W. ZIENTZ OR BOB FRISCH  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

**ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.**

SEPTEMBER -3

Clerk: [Signature]

Current Borrower: VICTOR H GONZALEZ, JR., A SINGLE MAN  
MH File Number: TX-1410-FC  
VA/FHA/PMI Number:  
Loan Type: FHA  
Property Address: 3506 CUATRO VIENTOS DR, LAREDO, TX 78046

MARGIE RAMIREZ IBARRA  
COUNTY CLERK, WEBB COUNTY, TEXAS

FILED July 14, 2015

3:24 P.M.

BY [Signature] DEPUTY

**NOTICE OF SUBSTITUTE TRUSTEE SALE**

Deed of Trust Date:  
4/27/2009

Grantor(s)/Mortgagor(s):  
VICTOR H GONZALEZ, JR., A SINGLE MAN

Original Beneficiary/Mortgagee:  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. MERS IS A SEPARATE  
CORPORATION THAT IS ACTING SOLELY AS  
A NOMINEE FOR SECURITYNATIONAL  
MORTGAGE COMPANY, A UTAH  
CORPORATION, ITS SUCCESSORS AND  
ASSIGNS

Current Beneficiary/Mortgagee:  
Lakeview Loan Servicing, LLC

Recorded in:  
Volume: 2749  
Page: 652  
Instrument No: 1036268

Property County:  
WEBB

Mortgage Servicer:  
M&T Bank is representing the Current  
Beneficiary/Mortgagee under a servicing agreement  
with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:  
1 Fountain Plaza, Buffalo, NY 14203

**Legal Description:** SITUATED IN WEBB COUNTY, TEXAS AND BEING THE SURFACE ONLY OF LOT  
NUMBER THIRTEEN (13), IN BLOCK NUMBER ONE (1), CUATRO VIENTOS NORTE SUBDIVISION,  
PHASE II, A SUBDIVISION IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 24, PAGE  
9, WEBB COUNTY PLAT RECORDS

Date of Sale: 9/1/2015

Earliest Time Sale Will Begin: 10:00 AM

**Place of Sale of Property:** The Area Outside the Northwest (Parking Garage) 1st Floor Entrance to the  
Webb County Justice Center. Webb County Justice Center, 1110 Victoria Street, Laredo, TX 78040 OR  
IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION  
51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place  
and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that  
time.

SEPTEMBER -4  
Clerk: [Signature]



4534995

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

 M ✓

Sandra Mendoza or Arnold Mendoza, Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Wes Wheat, Jason Spence, Ross Bandy, Travis Kaddatz, Tim Worstell, Kelly McDaniel, Traci Yeaman, John Person, Daren Shumway, Robert Aguilar, Jack Burns II, Evan Press, Ramiro Cuevas  
or Cole D. Patton  
or Catherine Allen-Rea  
MCCARTHY HOLTHUS – TEXAS, LLP  
ATTN: SALES

4-A

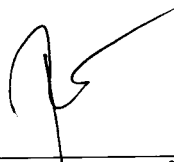
**Assert and protect your rights as a member of the US armed forces. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard, or national guard of another state or as a member of a reserve component of the U.S. armed forces, send written notice of the active duty military service to the sender of this notice immediately.**

### NOTICE OF TRUSTEE'S SALE

Pursuant to Texas law and that certain Condominium Declaration recorded in Vol. 2339, Page 638, Webb County Official Public Records ("Declaration"), and pursuant to Appointment of Trustee appointing the undersigned as Trustee to enforce the power of sale contained in the Declaration and/or as provided by Texas law, I will, as Trustee for STONEGATE OWNER'S ASSOCIATION, INC. ("Association"), in order to satisfy unpaid assessments and other charges owed to the Association by RHIANNA M. GONZALEZ, the owner ("Owner") of the hereinafter described property, and at the request of the Association, default having been made by Owner in the payment of assessments and other charges to the Association, and the period to cure said default having expired, sell on Tuesday, **September 1, 2015**, that being the first Tuesday of said month, at public auction to the highest bidder, for cash, at that area just outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center (1110 Victoria Street, and being the place designated by the Commissioners Court of Webb County, Texas, as the place where such foreclosures are to take place), between the hours of 1:00 p.m. and 4:00 p.m. of that day, the following described property in Webb County, Texas, to-wit:

Unit 107, Building 1 of the STONEGATE CONDOMINIUMS, a Condominium Regime in Laredo, Webb Co., Texas, established under Declaration recorded in Vol. 2339, Page 638, et seq., Webb County Official Public Records, including the undivided 3.55% interest in common areas appertaining thereto.

Executed on July 15, 2015.



ROBERT A. SALDAÑA  
Trustee

MARGIE R. PARRA  
COUNTY CLERK  
FILED

2015 JUL 15 AM 11:35

WEBB COUNTY, TEXAS

BY RL DEPUTY

**SEPTEMBER -5**

Clerk: 

Current Borrower: JOSE A. CASSO, A SINGLE MAN  
MH File Number: TX-150399-FC  
VA/FHA/PMI Number:  
Loan Type: Conventional Residential  
Property Address: 2019 CHIMAYO ROAD, LAREDO, TX 78045

MARGIE RAMIREZ IBARRA  
COUNTY CLERK, WEBB COUNTY, TEXAS

FILED July 23, 2015

9:05 A.M.

BY [Signature] DEPUTY

## **NOTICE OF SUBSTITUTE TRUSTEE SALE**

Deed of Trust Date:  
10/3/2005

Grantor(s)/Mortgagor(s):  
JOSE A. CASSO, A SINGLE MAN

Original Beneficiary/Mortgagee:  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. ("MERS") SOLELY AS A  
NOMINEE FOR KELLNER MORTGAGE  
INVESTMENTS I, LTD., ITS SUCCESSORS  
AND ASSIGNS

Current Beneficiary/Mortgagee:  
Christiana Trust, a division of Wilmington Savings  
Fund Society, FSB, as indenture trustee, for the  
CSMC 2014-RPL3 Trust, Mortgage-Backed Notes,  
Series 2014-RPL3

Recorded in:  
Volume: N/A  
Page: N/A  
Instrument No: 895171

Property County:  
WEBB

Mortgage Servicer:  
Select Portfolio Servicing, Inc. is representing the  
Current Beneficiary/Mortgagee under a servicing  
agreement with the Current Beneficiary/Mortgagee.

Mortgage Servicer's Address:  
3815 South West Temple, Salt Lake City, UT  
84115

**Legal Description:** THE SURFACE ESTATE ONLY IN AND TO LOT TEN (10), BLOCK FOUR (4), SAN ISIDRO TAOS SUBDIVISION, UNIT II, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 22, PAGE 26, PLAT RECORDS OF WEBB COUNTY, TEXAS.

Date of Sale: 9/1/2015

Earliest Time Sale Will Begin: 1:00 PM

**Place of Sale of Property:** THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER OR IN THE AREA DESIGNATED BY THE COMMISSIONER'S COURT, PURSUANT TO SECTION 51.002 OF THE TEXAS PROPERTY CODE.

The Substitute Trustee will sell the property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

**Notice Pursuant to Tex. Prop. Code § 51.002(i):**  
Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

[Signature]

Sandra Mendoza, Arnold Mendoza, W.D. Larew  
or Cole D. Patton  
or Catherine Allen-Rea  
McCARTHY HOLTHUS - TEXAS, LLP  
ATTN: SALES  
1255 West 15th Street, Suite 1060  
Plano, TX 75075

**SEPTEMBER -6**

Clerk: [Signature]



4535814



**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

**WEBB County Deed of Trust:**

**Dated:** April 20, 2006

**Amount:** \$472,500.00

**Grantor(s):** ALBA REINHARDT, CARBEL REINHARDT and REINHARDT PROPERTIES, LLC A TEXAS LIMITED LIABILITY COMPANY

**Original Mortgagee:** REINHARDT PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY

**Current Mortgagee:** Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

**Mortgagee Address:** Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, 4425 Ponce de Leon Blvd., Suite 500, Coral Gables, FL 33134

**Recording Information:** Document No. 919233

**Legal Description:** UNIT NUMBER THIRTEEN (13), BUILDING "A" OF THE REINHARDT PLAZA CONDOMINIUMS, A CONDOMINIUM PROJECT LOCATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, AS FULLY DESCRIBED IN CONDOMINIUM DECLARATION RECORDED IN VOLUME 1179, PAGE 545, AMENDED IN VOLUME 1750, PAGE 339, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, TOGETHER WITH AN UNDIVIDED 34.764 PERCENT INTEREST IN THE COMMON ELEMENTS APPERTAINING THERETO.

**Date of Sale:** September 1, 2015 between the hours of 1:00 PM. and 4:00 PM.

**Earliest Time Sale Will Begin:** 1:00 PM

**Place of Sale:** The foreclosure sale will be conducted at public venue in the area designated by the WEBB County Commissioners Court pursuant to Section 51.002 of the Texas Property Code as the place where foreclosure sales are to take place, or if no place is designated by the Commissioners Court, the sale will be conducted at the place where the Notice of Trustee's Sale was posted.

SANDRA MENDOZA OR ARNOLD MENDOZA have been appointed as Substitute Trustee(s), ('Substitute Trustee') each empowered to act independently, in the place of said original Trustee, upon the contingency and in the manner authorized by said Deed of Trust.

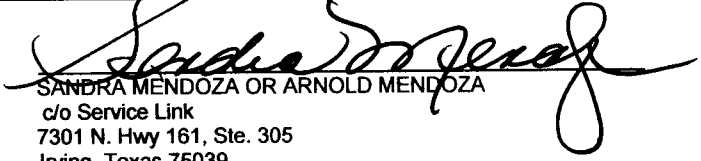
The Substitute Trustee will sell the Property by public auction to the highest bidder for cash at the place and date specified. The sale will begin at the earliest time stated above or within three (3) hours after that time.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the funds paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

**NOTICE IS FURTHER GIVEN** that, except to the extent that the Substitute Trustee(s) may bind and obligate the Mortgagors to warrant title to the Property under the terms of the Deed of Trust, conveyance of the Property shall be made 'AS IS' 'WHERE IS' without any representations and warranties whatsoever, express or implied, and subject to all matters of record affecting the Property.

A debtor who is serving on active military duty may have special rights or relief related to this notice under federal law, including the Servicemembers Civil Relief Act (50 U.S.C. app. Section 501 et seq.), and state law, including Section 51.015 Texas Property Code. **Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice.**

HUGHES, WATTERS & ASKANASE, L.L.P.  
333 Clay, Suite 2900  
Houston, Texas 77002  
Reference: 2015-004640


  
SANDRA MENDOZA OR ARNOLD MENDOZA  
c/o Service Link  
7301 N. Hwy 161, Ste. 305  
Irving, Texas 75039

**SEPTEMBER -7**  
**Clerk:** 

«Field11»«Field499»



4536439

MARGIE RAMIREZ IBARRA  
COUNTY CLERK, WEBB COUNTY, TEXAS  
FILED July 23, 20 15  
@ 9:05 A.M.  
BY  DEPUTY

FILED July 27, 2015  
@ 10:49 A.M.  
BY [Signature] DEPUTY

8708 REAL CT  
LAREDO, TX 78045

00000005387147

NOTICE OF [SUBSTITUTE] TRUSTEE'S SALE

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.

1. **Date, Time, and Place of Sale.**

Date: September 01, 2015

Time: The sale will begin at 10:00AM or not later than three hours after that time.

Place: THE AREA JUST OUTSIDE THE NORTHWEST FIRST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET, OR AS DESIGNATED BY THE COUNTY COMMISSIONERS or as designated by the county commissioners.

2. **Terms of Sale.** Cash.

3. **Instrument to be Foreclosed.** The Instrument to be foreclosed is the Deed of Trust or Contract Lien dated March 30, 2011 and recorded in Document VOLUME 3069, PAGE 107 AS AFFECTED BY VOLUME 3738 PAGE 624 real property records of WEBB County, Texas, with JAVIER PEREZ AND CYNTHIA G. PEREZ, grantor(s) and WELLS FARGO BANK, NATIONAL ASSOCIATION, mortgagee.

4. **Obligations Secured.** Deed of Trust or Contract Lien executed by JAVIER PEREZ AND CYNTHIA G. PEREZ, securing the payment of the indebtednesses in the original principal amount of \$235,436.00, and obligations therein described including but not limited to the promissory note and all modifications, renewals and extensions of the promissory note. WELLS FARGO BANK, N.A. is the current mortgagee of the note and Deed of Trust or Contract Lien.

5. **Property to Be Sold.** The property to be sold is described in the attached Exhibit A.

6. **Mortgage Servicer Information.** The Mortgage Servicer is authorized to represent the Mortgagee by virtue of a servicing agreement with the Mortgagee. Pursuant to the Servicing Agreement and Texas Property Code § 51.0025, the Mortgage Servicer is authorized to collect the debt and to administer any resulting foreclosure of the lien securing the Property referenced above. WELLS FARGO BANK, N.A., as Mortgage Servicer, is representing the current mortgagee, whose address is:

c/o WELLS FARGO BANK, N.A.  
3476 STATEVIEW BLVD  
FORT MILL, SC 29715

[Signature] mw  
SANDRA MENDOZA, ARNOLD MENDOZA, WILLIAM D. LAREW, COLETTE MAYERS, STEPHEN MAYERS, BOB DICKERSON, TROY ROBINETT, WES WHEAT, JASON SPENCE, ROSS BANDY, TRAVIS KADDATZ, TIM WORSTELL, KELLY MCDANIEL, TRACI YEAMAN, JOHN PERSON, DAREN SHUMWAY, ROBERT AGUILAR, JACK BURNS II, EVAN PRESS, OR RAMIRO CUEVAS  
Substitute Trustee

c/o BARRETT DAFFIN FRAPPIER TURNER & ENGEL, LLP  
15000 Surveyor Boulevard, Suite 100  
Addison, Texas 75001

My name is Sandra Mendoza and my address is c/o 15000 Surveyor Boulevard, Suite 100, Addison, Texas 75001.  
I declare under penalty of perjury that on 7-27-15 I filed at the office of the WEBB County Clerk and caused to be posted at the WEBB County courthouse this notice of sale.

[Signature]  
Declarant's Name: Sandra Mendoza  
Date: 7-27-15



NOS00000005387147

0000005387147

WEBB

EXHIBIT "A"

SURFACE ESTATE ONLY IN AND TO: LOT NUMBER TWENTY-TWO (22), IN BLOCK NUMBER THREE (3), DEER RIDGE SUBDIVISION, PHASE I, A SUBDIVISION IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 26, PAGE 84, 84A-84B, WEBB COUNTY PLAT RECORDS



NOS0000005387147

MARGIE RAMIREZ IBARRA  
COUNTY CLERK, WEBB COUNTY, TEXAS  
FILED July 27, 20 15  
@ 10:50 A.M.  
BY [Signature] DEPUTY

### NOTICE OF FORECLOSURE SALE

1. **Property to Be Sold.** The property to be sold is described as follows:

SITUATED IN WEBB COUNTY, TEXAS, AND BEING THE SURFACE ONLY OF LOT NUMBER ONE (1), IN BLOCK NUMBER NINE (9), HIGHLAND SUBDIVISION, UNIT 2, A SUBDIVISION SITUATED IN THE CITY OF LAREDO, AS PER PLAT RECORDED IN VOLUME 13, PAGE 88, WEBB COUNTY PLAT RECORDS.

2. **Instrument to be Foreclosed.** The instrument to be foreclosed is the Deed of Trust dated 01/13/2005 and recorded in Book 1782 Page 560 Document 869203 real property records of Webb County, Texas.

3. **Date, Time, and Place of Sale.**

Date: 09/01/2015

Time: The sale will begin no earlier than 01:00 PM or no later than three hours thereafter.

Place: Webb County Courthouse, Texas, at the following location: THE AREA JUST OUTSIDE THE NORTHWEST (PARKING GARAGE) 1st FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET OR AS DESIGNATED BY THE COUNTY COMMISSIONER'S OFFICE or as designated by the County Commissioners Court.

4. **Terms of Sale.** The sale will be conducted as a public auction to the highest bidder for cash. Pursuant to the deed of trust, the mortgagee has the right to direct the Trustee to sell the property in one or more parcels and/or to sell all or only part of the property.

Pursuant to section 51.009 of the Texas Property Code, the property will be sold in AS IS, WHERE IS condition, without any express or implied warranties, except as to the warranties of title, if any, provided for under the deed of trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the property.

Prospective bidders are reminded that by law the sale will necessarily be made subject to all prior matters of record affecting the property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. The sale shall not cover any part of the property that has been released of public record from the lien of the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

5. **Obligations Secured.** The Deed of Trust executed by ROSELA C. LAUREL AND CHRIS LAUREL, provides that it secures the payment of the indebtedness in the original principal amount of \$87,200.00, and obligations therein described including but not limited to (a) the promissory note; and (b) all renewals and extensions of the note. THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS SUCCESSOR IN INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR MASTR ADJUSTABLE RATE MORTGAGES TRUST 2005-3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-3 is the current mortgagee of the note and deed of trust and OCWEN LOAN SERVICING, LLC is mortgage servicer. A servicing agreement between the mortgagee, whose address is THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS SUCCESSOR IN INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR MASTR ADJUSTABLE RATE MORTGAGES TRUST 2005-3, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-3 c/o OCWEN LOAN SERVICING, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 and the mortgage servicer and Texas Property Code § 51.0025 authorizes the mortgage servicer to collect the debt.

6. **Default and Request to Act.** Default has occurred under the deed of trust, and the mortgagee has requested a Substitute Trustee conduct this sale. Notice is given that before the sale the mortgagee may appoint another person substitute trustee to conduct the sale.

15-002254-670  
1801 ORANGE BLOSSOM LOOP  
LAREDO, TX 78045

[Signature]  
SANDRA MENDOZA, ARNOLD MENDOZA, W.D.LAREW,  
MICHAEL W. ZIENTZ OR BOB FRISCH  
c/o AVT Title Services, LLC  
13770 Noel Road #801529  
Dallas, TX 75380-1529

ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

SEPTEMBER -9  
Clerk: [Signature]

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 08/31/2005  
**Grantor(s):** JOSE FACUNDO, JR. AND WIFE, JESUSITA FACUNDO  
**Original Mortgagee:** CENTEX HOME EQUITY COMPANY, LLC  
**Original Principal:** \$86,000.00  
**Recording Information:** Book 1913 Page 842 Instrument 891621  
**Property County:** Webb  
**Property:** LOT FORTY (40), BLOCK TWELVE (12), RIO BRAVO SUBDIVISION, UNIT III, ACCORDING TO PLAT THEREOF RECORDD IN VOLUME 7, PAGE 59, PLAT RECORDS OF WEBB COUNTY, TEXAS.  
**Reported Address:** 1847 MARGARITA LANE, RIO BRAVO, TX 78046

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc. 2006-HE1, Asset-Backed Pass-Through Certificates, Series 2006-HE1  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** U.S. Bank National Association, as Trustee for Citigroup Mortgage Loan Trust, Inc. 2006-HE1, Asset-Backed Pass-Through Certificates, Series 2006-HE1  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of September, 2015  
**Time of Sale:** 1:00PM or within three hours thereafter.  
**Place of Sale:** AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.  
**Substitute Trustee(s):** Sandra Mendoza, Arnold Mendoza, Bob Frisch, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act  
**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Sandra Mendoza, Arnold Mendoza, Bob Frisch, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

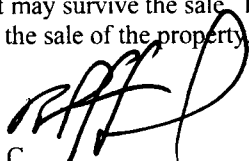
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Sandra Mendoza, Arnold Mendoza, Bob Frisch, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



**MARGIE RAMIREZ IBARRA**  
**COUNTY CLERK, WEBB COUNTY, TEXAS**  
**FILED** July 27, 20 15  
**@** 2:17 **P.M.**  
**BY** [Signature] **DEPUTY**

**SEPTEMBER -10**  
**Clerk:** [Signature]

**CAUSE NO. 2015CVF001116D4**

**IN RE: ORDER FOR FORECLOSURE  
CONCERNING  
1847 MARGARITA LANE, RIO  
BRAVO, TX 78046  
UNDER TEX. R. CIV. PROC. 736**

**PETITIONER:**

**U.S. BANK NATIONAL ASSOCIATION,  
AS TRUSTEE FOR CITIGROUP  
MORTGAGE LOAN TRUST, INC. 2006-  
HE1, ASSET-BACKED PASS-  
THROUGH CERTIFICATES, SERIES  
2006-HE1**

**RESPONDENT(S):**

**JOSE FACUNDO JR, JESUSITA  
FACUNDO**

**IN THE DISTRICT COURT**

**WEBB COUNTY, TEXAS**

**406TH DISTRICT COURT**

**DEFAULT ORDER ALLOWING FORECLOSURE**

1. On this day, the Court considered Petitioner's motion for a default order granting its application for an expedited order under Rule 736. Petitioner's application complies with the requirements of Texas Rule of Civil Procedure 736.1.
2. The name and last known address of each Respondent subject to this order is  
Jesusita Facundo, whose last known address is  
1847 Margarita Lane, Rio Bravo, TX 78046  
Jose Facundo Jr., whose last known address is  
1847 Margarita Lane, Rio Bravo, TX 78046  
Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

2. The name and last known address of each Respondent subject to this order is
- Jesusita Facundo, whose last known address is
- 1847 Margarita Lane, Rio Bravo, TX 78046
- Jose Facundo Jr., whose last known address is
- 1847 Margarita Lane, Rio Bravo, TX 78046

Jesusita Facundo, whose last known address is

1847 Margarita Lane, Rio Bravo, TX 78046

Jose Facundo Jr., whose last known address is

1847 Margarita Lane, Rio Bravo, TX 78046

Each Respondent was properly served with the citation, but none filed a response within the time required by law. The return of service for each Respondent has been on file with the court for at least ten days.

10-A

3. The property that is the subject of this foreclosure proceeding is commonly known as 1847 MARGARITA LANE, RIO BRAVO, TX 78046 with the following legal description:

LOT FORTY (40), BLOCK TWELVE (12), RIO BRAVO  
SUBDIVISION, UNIT III, ACCORDING TO PLAT THEREOF  
RECORDD IN VOLUME 7, PAGE 59, PLAT RECORDS OF WEBB  
COUNTY, TEXAS.
4. The lien to be foreclosed is indexed or recorded at Volume: 1913, Page: 842, Instrument Number: 891621 and recorded in the real property records of Webb County, Texas.
5. The material facts establishing Respondent's default are alleged in Petitioner's application and the supporting affidavit. Those facts are adopted by the court and incorporated by reference in this order.
6. Based on the affidavit of Petitioner, no Respondent subject to this order is protected from foreclosure by the Servicemembers Civil Relief Act, 50 U.S.C. App. § 501 et seq.
7. Therefore, the Court grants Petitioner's motion for a default order under Texas Rules of Civil Procedure 736.7 and 736.8. Petitioner may proceed with foreclosure of the property described above in accordance with applicable law and the loan agreement, contract, or lien sought to be foreclosed.
8. This order is not subject to a motion for rehearing, a new trial, a bill of review, or an appeal. Any challenge to this order must be made in a separate, original proceeding filed in accordance with Texas Rule of Civil Procedure 736.11.

SIGNED this 22 day of Jul, 2015.

  
JUDGE PRESIDING

07-22-15;07:56 ;From:406th District Court

To:919726436699 ;9565235074

# 4/ 4

Fax: (972) 643-6699

DEFAULT ORDER ALLOWING FORECLOSURE

PAGE 3 OF 3

9970-5224

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10-C



**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 09/23/2005  
**Grantor(s):** JOAQUIN CARRILLO AND SPOUSE, ANA B. CARRILLO  
**Original Mortgagee:** WELLS FARGO BANK, NATIONAL ASSOCIATION  
**Original Principal:** \$71,535.00  
**Recording Information:** Book 1934 Page 281 Instrument 895028  
**Property County:** Webb  
**Property:** THE SURFACE ESTATE ONLY IN AND TO LOT SIXTEEN (16), BLOCK THIRTEEN (13), QUIAL CREEK SUBDIVISION, PHASE 3, CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 13, PAGE 43 AND VOLUME 13, PAGE 72, PLAT RECORDS OF WEBB COUNTY, TEXAS.  
**Reported Address:** 9638 MALLARD LOOP, LAREDO, TX 78045

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Wells Fargo Bank, N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of September, 2015  
**Time of Sale:** 10:00 AM or within three hours thereafter.  
**Place of Sale:** AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.

**Substitute Trustee(s):** Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Wes Wheat, Jason Spence, Ross Bandy, Travis Kaddatz, Tim Worstell, Kelly McDaniel, Traci Yeaman, John Person, Daren Shumway, Robert Aguilar, Jack Burns II, Evan Press, Ramiro Cuevas, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Wes Wheat, Jason Spence, Ross Bandy, Travis Kaddatz, Tim Worstell, Kelly McDaniel, Traci Yeaman, John Person, Daren Shumway, Robert Aguilar, Jack Burns II, Evan Press, Ramiro Cuevas, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

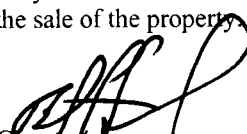
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

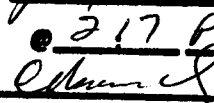
1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Wes Wheat, Jason Spence, Ross Bandy, Travis Kaddatz, Tim Worstell, Kelly McDaniel, Traci Yeaman, John Person, Daren Shumway, Robert Aguilar, Jack Burns II, Evan Press, Ramiro Cuevas, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



**SEPTEMBER -11**  
**Clerk:** 

**MARGIE RAMIREZ IBARRA**  
**COUNTY CLERK, WEBB COUNTY, TEXAS**  
**FILED** July 27, 2015  
**@ 2:17 P.M.**  
**BY**  **DEPUTY**

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 04/26/2001  
**Grantor(s):** YVONNE HINOJOSA, A SINGLE WOMAN  
**Original Mortgagee:** VALLEY MORTGAGE COMPANY, INC  
**Original Principal:** \$70,887.00  
**Recording Information:** Book 1048 Page 761 Instrument 726899  
**Property County:** Webb  
**Property:** THE SURFACE ESTATE ONLY IN AND TO LOT ELEVEN (11), BLOCK THIRTY-FIVE (35), LAS AMERICAS SUBDIVISION, UNIT 3, SITUATED IN THE CITY OF LAREDO, WEBB COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 19, PAGE 62, PLAT RECORDS OF WEBB COUNTY, TEXAS.  
**Reported Address:** 2115 NAUTLA DRIVE, LAREDO, TX 78046

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Wells Fargo Bank, N.A.  
**Mortgage Servicer:** Wells Fargo Bank, N.A.  
**Current Beneficiary:** Wells Fargo Bank, N.A.  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of September, 2015  
**Time of Sale:** 10:00 AM or within three hours thereafter.  
**Place of Sale:** AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.

**Substitute Trustee(s):** Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Wes Wheat, Jason Spence, Ross Bandy, Travis Kaddatz, Tim Worstell, Kelly McDaniel, Traci Yeaman, John Person, Daren Shumway, Robert Aguilar, Jack Burns II, Evan Press, Ramiro Cuevas, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Wes Wheat, Jason Spence, Ross Bandy, Travis Kaddatz, Tim Worstell, Kelly McDaniel, Traci Yeaman, John Person, Daren Shumway, Robert Aguilar, Jack Burns II, Evan Press, Ramiro Cuevas, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

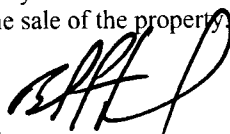
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Wes Wheat, Jason Spence, Ross Bandy, Travis Kaddatz, Tim Worstell, Kelly McDaniel, Traci Yeaman, John Person, Daren Shumway, Robert Aguilar, Jack Burns II, Evan Press, Ramiro Cuevas, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.



**SEPTEMBER -12**  
**Clerk:** 

**MARGIE RAMIREZ IBARRA**  
**COUNTY CLERK, WEBB COUNTY, TEXAS**

FILED July 27, 2015

@ 2:17 P.M.

BY  DEPUTY

**NOTICE OF ACCELERATION AND NOTICE OF TRUSTEE'S SALE**

**DEED OF TRUST INFORMATION:**

**Date:** 06/21/1996  
**Grantor(s):** LETICIA CORTEZ, A SINGLE PERSON  
**Original Mortgagee:** NORWEST MORTGAGE, INC  
**Original Principal:** \$35,327.00  
**Recording Information:** Book 419 Page 462 Instrument 576623  
**Property County:** Webb  
**Property:** SITUATED IN WEBB COUNTY TEXAS AND BEING LOT NUMBER EIGHT (8), IN BLOCK NUMBER ONE HUNDRED SIXTY-NINE (169), SITUATED IN THE EASTERN DIVISION OF THE CITY OF LAREDO, AS PER THE H.B. ZACHRY PROPERTIES, INC., RECORDED IN VOLUME 2, PAGE 101, WEBB COUNTY PLAT RECORDS.  
**Reported Address:** 308 LOCUST ST, LAREDO, TX 78040

**MORTGAGE SERVICING INFORMATION:**

The Mortgage Servicer, if not the Current Mortgagee, is representing the Current Mortgagee pursuant to a Mortgage Servicing Agreement.

**Current Mortgagee:** Banco Popular North America successor by merger to Quaker City Bank  
**Mortgage Servicer:** Wells Fargo Bank, N. A.  
**Current Beneficiary:** Banco Popular North America successor by merger to Quaker City Bank  
**Mortgage Servicer Address:** 3476 Stateview Boulevard, Fort Mill, SC 29715

**SALE INFORMATION:**

**Date of Sale:** Tuesday, the 1st day of September, 2015  
**Time of Sale:** 10:00 AM or within three hours thereafter.  
**Place of Sale:** AT THE AREA OUTSIDE THE NORTHWEST (PARKING GARAGE) 1ST FLOOR ENTRANCE TO THE WEBB COUNTY JUSTICE CENTER, 1110 VICTORIA STREET in Webb County, Texas, or, if the preceding area is no longer the designated area, at the area most recently designated by the Webb County Commissioner's Court.

**Substitute Trustee(s):** Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Wes Wheat, Jason Spence, Ross Bandy, Travis Kaddatz, Tim Worstell, Kelly McDaniel, Traci Yeaman, John Person, Daren Shumway, Robert Aguilar, Jack Burns II, Evan Press, Ramiro Cuevas, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act

**Substitute Trustee Address:** 14841 Dallas Parkway, Suite 425, Dallas, TX 75254

WHEREAS, the above-named Grantor previously conveyed the above described property in trust to secure payment of the Note set forth in the above-described Deed of Trust; and

WHEREAS, a default under the Note and Deed of Trust was declared; such default was reported to not have been cured; and all sums secured by such Deed of Trust were declared to be immediately due and payable; and

WHEREAS, the original Trustee and any previously appointed Substitute Trustee has been removed and Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Wes Wheat, Jason Spence, Ross Bandy, Travis Kaddatz, Tim Worstell, Kelly McDaniel, Traci Yeaman, John Person, Daren Shumway, Robert Aguilar, Jack Burns II, Evan Press, Ramiro Cuevas, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, have been appointed as Substitute Trustees and requested to sell the Property to satisfy the indebtedness; and

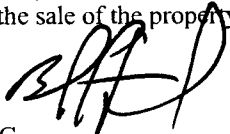
WHEREAS, the undersigned law firm has been requested to provide these notices on behalf of the Current Mortgagee, Mortgage Servicer and Substitute Trustees;

NOW, THEREFORE, NOTICE IS HEREBY GIVEN of the foregoing matters and that:

1. The maturity of the Note has been accelerated and all sums secured by the Deed of Trust have been declared to be immediately due and payable.
2. Colette Mayers, Stephen Mayers, Bob Dickerson, Troy Robinett, Wes Wheat, Jason Spence, Ross Bandy, Travis Kaddatz, Tim Worstell, Kelly McDaniel, Traci Yeaman, John Person, Daren Shumway, Robert Aguilar, Jack Burns II, Evan Press, Ramiro Cuevas, Cristina Camarata, Sammy Hooda, Michael Burns, Alexander Wolfe, Suzanne Suarez or Adam Womack, any to act, as Substitute Trustee will sell the Property to the highest bidder for cash on the date, at the place, and no earlier than the time set forth above in the Sale Information section of this notice. The sale will begin within three hours after that time.
3. This sale shall be subject to any legal impediments to the sale of the Property and to any exceptions referenced in the Deed of Trust or appearing of record to the extent the same are still in effect and shall not cover any property that has been released from the lien of the Deed of Trust.
4. No warranties, express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose shall be conveyed at the sale, save and except the Grantor's warranties specifically authorized by the Grantor in the Deed of Trust. The property shall be offered "AS-IS", purchasers will buy the property "at the purchaser's own risk" and "at his peril", and no representation is made concerning the quality or nature of title to be acquired. Purchasers will receive whatever interest Grantor and Grantor's assigns have in the property, subject to any liens or interests of any kind that may survive the sale. Interested persons are encouraged to consult counsel of their choice prior to participating in the sale of the property.

Very truly yours,

Buckley Madole, P.C.

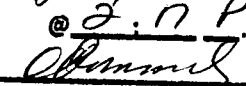


**SEPTEMBER -13**

**Clerk:** 

**MARGIE RAMIREZ IBARRA**  
**COUNTY CLERK, WEBB COUNTY, TEXAS**

FILED July 27, 20 15

@ 2:17 P..M.  
BY  DEPUTY

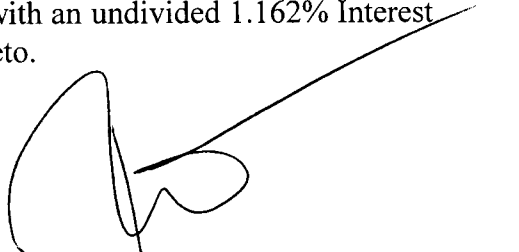
Assert and protect your rights as a member of the US armed forces. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard, or national guard of another state or as a member of a reserve component of the U.S. armed forces, send written notice of the active duty military service to the sender of this notice immediately.


NOTICE OF TRUSTEE'S SALE

Pursuant to Texas law and that certain Condominium Declaration recorded in Vol. 1926, Page 163, et seq., as amended, Webb County Official Public Records ("Declaration"), and pursuant to Appointment of Trustee appointing the undersigned as Trustee to enforce the power of sale contained in the Declaration and/or as provided by Texas law, I will, as Trustee for the SAN GIOVANNI COUNCIL OF CO-OWNERS, INC. ("Association"), in order to satisfy unpaid assessments and other charges owed to the Association by OSCAR RODRIGUEZ, the owner ("Owner") of the hereinafter described property, and at the request of the Association, default having been made by Owner in the payment of assessments and other charges to the Association, and the period to cure said default having expired, sell on Tuesday, **September 1, 2015**, that being the first Tuesday of said month, at public auction to the highest bidder, for cash, at that area just outside the northwest (parking garage) 1st floor entrance to the Webb County Justice Center (1110 Victoria Street, and being the place designated by the Commissioners Court of Webb County, Texas, as the place where such foreclosures are to take place), between the hours of 1:00 p.m. and 4:00 p.m. of that day, the following described property in Webb County, Texas, to-wit:

Unit Number 75, of the SAN GIOVANNI CONDOMINIUMS, a Condominium Regime in Laredo, Webb Co., Texas, established under Declaration recorded in Vol. 1926, Page 163, et seq., as amended, Webb County Official Public Records, together with an undivided 1.162% Interest in the common elements appertaining thereto.

Executed on July 29, 2015

  
ROBERT A. SALDAÑA  
Trustee

MARGIE R IBARRA  
COUNTY CLERK  
FILED  
2015 JUL 29 AM 8:46  
WEBB COUNTY, TEXAS  
BY  DEPUTY

SEPTEMBER -14  
Clerk: 

**Notice of Trustee's Sale**

**Date:** July 30<sup>th</sup>, 2015

2015 JUL 30 AM 10:28

**Trustee:** Olivero E. Canales

WEBB COUNTY, TEXAS

**Mortgagee:** Mario Perez and Rosa I. Hernandez

**Note:** Dated February 26, 2013 in the principal amount of \$67,500.00 payable to Mario Perez and Rosa I. Hernandez

BY MC DEPUTY

**Deed of Trust**

**Date:** February 26, 2013

**Grantor:** Hector H. Moctezuma and San Juanita Casarez

**Mortgagee:** Mario Perez and Rosa I. Hernandez

**Recording information:** Volume 3393, Pages 612-617 of Webb County  
Official Public Records

**Property:**

**Lot Three (3), Block Seven Hundred Sixteen (716), Eastern  
Division of the City of Laredo, Webb County, Texas**

**County:** Webb County

**Trustee's Name:** Olivero E. Canales

**Trustee's Address:** 719 Chihuahua Street, Suite 102  
Laredo, Texas 78040

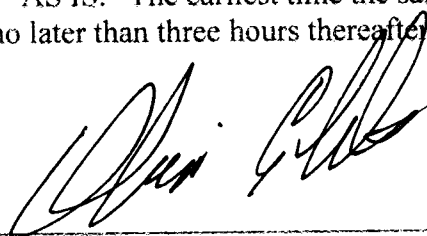
**Date of Sale (first Tuesday of month):** September 1, 2015

**Time of Sale:** 10:00 a.m. to 1:00 p.m.

**Place of Sale:** At the Webb County Justice Center in Laredo, Texas at the following location:  
At the parking garage at the west entrance to the Webb County Justice Center, 1110  
Victoria, Laredo, Webb County, Texas.

Olivero E. Canales is Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS." The earliest time the sale will occur is the Time of Sale, and the sale will be conducted no later than three hours thereafter.

  
OLIVERO E. CANALES

**SEPTEMBER -15**

**Clerk:** 14.75

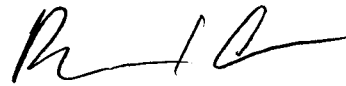
**NOTICE OF SUBSTITUTE TRUSTEE'S SALE**

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Velma Nieto of Webb County, Texas dated January 15, 2008, and recorded in Volume 2525, Pages 90-96 of the Deed of Trust Records of Webb County, Texas, I will, as Substitute Trustee for Consolidated Towne East Holdings, Ltd., beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, Consolidated Towne East Holdings, Ltd, default having been made in the payment thereof, sell on September 1, 2015, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1<sup>st</sup> floor entrance to the Webb County Justice Center, 1110 Victoria St. Laredo, Texas, between the hours of Ten o'clock, (10:00) a.m. and Four o'clock (4:00) p.m. of that day, the following described property situated in Laredo, Webb County, Texas, to wit:

THE SURFACE ONLY OF Lot Twenty One (21) Block Five(5), CHEYENNE SUBDIVISION PHASE II, a subdivision situated in the City of Laredo, Webb County, Texas as per plat recorded in Volume 18 pages 100 Webb County Plat records

The earliest time at which the sale will occur is at Ten o'clock, (10:00) a.m. and the sale will occur no later than Four o'clock, (4:00) p.m. of that day.

Executed this 4 day of August 2015

  
Rosendo Ancira III, Substitute Trustee

MARGIE R. IBARRA  
COUNTY CLERK  
FILED  
2015 AUG -4 PM 3:45  
WEBB COUNTY, TEXAS  
BY MC DEPUTY

**SEPTEMBER -16**  
Clerk: MC

STATE OF TEXAS

COUNTY OF WEBB

This Instrument was acknowledged before me on this 4<sup>th</sup> day of August 2015, by  
ROSENDO ANCIRA III, Substitute Trustee.



Sergio J. Ruiz  
NOTARY PUBLIC, STATE OF TEXAS  
My commission expires 11-7-16

116-A

THIS NOTICE WAS SENT BY THE OFFICE OF ROSENDO ANCIRA III, 1219  
VICTORIA, LAREDO, TEXAS 78040

**NOTICE OF TRUSTEE'S SALE**

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Hector Ortiz of Webb County, Texas dated September 29, 2014, and recorded in Volume 3707, Pages 437-444 of the Deed of Trust Records of Webb County, Texas, I will, as Trustee for Consolidated Towne East Holdings, Ltd., beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, Consolidated Towne East Holdings, Ltd, default having been made in the payment thereof, sell on September 1, 2015, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1<sup>st</sup> floor entrance to the Webb County Justice Center, 1110 Victoria St. Laredo, Texas, between the hours of Ten 0'clock, (10:00) a.m. and Four o'clock (4:00) p.m. of that day, the following described property situated in Laredo, Webb County, Texas, to wit:

THE SURFACE ONLY OF Lot Two (2) Block Two (2),  
VILLAGE SOUTH SUBDIVISION PHASE I, a subdivision situated in the City of  
Laredo, Webb County, Texas as per plat recorded in Volume 31 page 73 Webb  
County Plat records

The earliest time at which the sale will occur is at Ten'clock, (10:00) a.m. and the sale will occur no later than Four O'clock, (4:00) p.m. of that day.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including Active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed Forces of the United States, please send written notice of the active duty Military service to the sender of this notice immediately.**

MARGIE R IBARRA  
COUNTY CLERK  
FILED  
2015 AUG -4 PM 3:45  
WEBB COUNTY, TEXAS  
BY MC DEPUTY

SEPTEMBER -17  
Clerk: MC



Executed this 4 day of August 2015




Rosendo Ancira III, Trustee

STATE OF TEXAS

COUNTY OF WEBB

This Instrument was acknowledged before me on this 4th day of August 2015, by  
ROSENDO ANCIRA III, Trustee.



  
NOTARY PUBLIC, STATE OF TEXAS  
My commission expires 11-7-16

17-A

THIS NOTICE WAS SENT BY THE OFFICE OF ROSENDO ANCIRA III, 1219  
VICTORIA, LAREDO, TEXAS 78040

**NOTICE OF TRUSTEE'S SALE**

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Myriam Arizpe Salazar of Webb County, Texas dated July 29, 2014, and recorded in Volume 3693, Pages 400-407 of the Deed of Trust Records of Webb County, Texas, I will, as Trustee for Consolidated Towne East Holdings, Ltd., beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, Consolidated Towne East Holdings, Ltd, default having been made in the payment thereof, sell on September 1, 2015, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1<sup>st</sup> floor entrance to the Webb County Justice Center, 1110 Victoria St. Laredo, Texas, between the hours of Ten 0'clock, (10:00) a.m. and Four o'clock (4:00) p.m. of that day, the following described property situated in Laredo, Webb County, Texas, to wit:

THE SURFACE ONLY OF Lot Forty Three (43) Block Two (2),  
VILLAGE SOUTH SUBDIVISION PHASE I, a subdivision situated in the City of  
Laredo, Webb County, Texas as per plat recorded in Volume 31 page 73 Webb  
County Plat records

The earliest time at which the sale will occur is at Ten'clock, (10:00) a.m. and the sale will occur no later than Four O'clock, (4:00) p.m. of that day.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including Active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed Forces of the United States, please send written notice of the active duty Military service to the sender of this notice immediately.**

MARGIE R. IBARRA  
COUNTY CLERK  
FILED  
2015 AUG -4 PM 3:45  
WEBB COUNTY, TEXAS  
BY MC DEPUTY

SEPTEMBER -18  
Clerk: MC

Executed this 4 day of August 2015


  
Rosendo Ancira III, Trustee

STATE OF TEXAS

COUNTY OF WEBB

This Instrument was acknowledged before me on this 4th day of August 2015, by  
ROSENDO ANCIRA III, Trustee.



  
NOTARY PUBLIC, STATE OF TEXAS  
My commission expires 11-7-16

18-A

THIS NOTICE WAS SENT BY THE OFFICE OF ROSENDO ANCIRA III, 1219  
VICTORIA, LAREDO, TEXAS 78040

**NOTICE OF TRUSTEE'S SALE**

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Armando A. Gualito of Webb County, Texas dated July 11, 2014, and recorded in Volume 3693, Pages 367-374 of the Deed of Trust Records of Webb County, Texas, I will, as Trustee for Consolidated Towne East Holdings, Ltd., beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, Consolidated Towne East Holdings, Ltd, default having been made in the payment thereof, sell on September 1, 2015, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1<sup>st</sup> floor entrance to the Webb County Justice Center, 1110 Victoria St. Laredo, Texas, between the hours of Ten 0'clock, (10:00) a.m. and Four o'clock (4:00) p.m. of that day, the following described property situated in Laredo, Webb County, Texas, to wit:

THE SURFACE ONLY OF Lot Ten (10) & Eleven (11) Block Two (2),  
VILLAGE SOUTH SUBDIVISION PHASE I, a subdivision situated in the City of  
Laredo, Webb County, Texas as per plat recorded in Volume 31 page 73 Webb  
County Plat records

The earliest time at which the sale will occur is at Ten'clock, (10:00) a.m. and the sale will occur no later than Four O'clock, (4:00) p.m. of that day.

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including Active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed Forces of the United States, please send written notice of the active duty Military service to the sender of this notice immediately.**

MARGIE R. IBARRA  
COUNTY CLERK  
FILED  
2015 AUG -4 PM 3:45  
WEBB COUNTY, TEXAS  
BY MC DEPUTY

SEPTEMBER -19  
Clerk: MC

Executed this 4 day of August 2015

Rosendo Ancira III  
Rosendo Ancira III, Trustee

STATE OF TEXAS

COUNTY OF WEBB

This Instrument was acknowledged before me on this 4th day of August 2015, by  
ROSENDO ANCIRA III, Trustee.



Sergio J. Ruiz  
NOTARY PUBLIC, STATE OF TEXAS  
My commission expires 11-7-16

19-A

THIS NOTICE WAS SENT BY THE OFFICE OF ROSENDO ANCIRA III, 1219  
VICTORIA, LAREDO, TEXAS 78040

NOTICE OF TRUSTEE’S SALE

Pursuant to authority conferred upon me by that certain Deed of Trust executed by Adriana Martinez of Webb County, Texas dated November 6, 2014, and recorded in Volume 3716, Pages 77-84 of the Deed of Trust Records of Webb County , Texas, I will, as Trustee for Consolidated Towne East Holdings, Ltd., beneficiary under said Deed of Trust, in order to satisfy the indebtedness secured thereby and at the request of the holder of said indebtedness, Consolidated Towne East Holdings, Ltd, default having been made in the payment thereof, sell on September 1, 2015, that being the FIRST TUESDAY of said month, at public auction to the highest bidder, for cash, at the area outside the northwest (parking garage) 1<sup>st</sup> floor entrance to the Webb County Justice Center, 1110 Victoria St. Laredo, Texas, between the hours of Ten 0’clock, (10:00) a.m. and Four o’clock (4:00) p.m. of that day, the following described property situated in Laredo, Webb County, Texas, to wit:

THE SURFACE ONLY OF Lot Nine (9) Block One (1), VILLAGE SOUTH  
SUBDIVISION PHASE I, a subdivision situated in the City of Laredo, Webb  
County, Texas as per plat recorded in Volume 31 page 73 Webb County Plat records

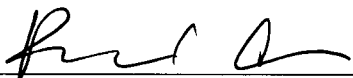
The earliest time at which the sale will occur is at Ten’clock, (10:00) a.m. and the sale will occur no later than Four O’clock, (4:00) p.m. of that day.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including Active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed Forces of the United States, please send written notice of the active duty Military service to the sender of this notice immediately.

MARGIE R. IBARRA  
COUNTY CLERK  
FILED  
2015 AUG -4 PM 3:45  
WEBB COUNTY, TEXAS  
BY MC DEPUTY

SEPTEMBER -20  
Clerk: MC

Executed this 4 day of August 2015

  
Rosendo Ancira III, Trustee

STATE OF TEXAS

COUNTY OF WEBB

This Instrument was acknowledged before me on this 4th day of August 2015, by  
ROSENDO ANCIRA III, Trustee.



  
NOTARY PUBLIC, STATE OF TEXAS  
My commission expires 11-7-16

20-A

MARGIE R. IBARRA  
COUNTY CLERK  
FILED

NOTICE OF FORECLOSURE SALE

2015 AUG -5 AM 8:39

State of Texas §

WEBB COUNTY, TEXAS

County of Webb §

BY RO DEPUTY

Date: July 31, 2015

Deed of Trust ("Deed of Trust"):

Dated: January 12, 2006

Grantor: **Jose Enrique Pantoja**

Trustee: PEDRO GONZALEZ, III  
2315 Wooster  
Laredo, TX 78043  
Tel: (956) 237-1511

Lender: PEDRO GONZALEZ, III

Recorded in: Document No. **906517**, Volume **2006**, Pages **301-306** of the real property records of Webb County, Texas

Secures: Promissory Note ("Note") in the original principal amount of **\$43,700.00**, executed by **Jose Enrique Pantoja** ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Property: **Situated in Webb County, Texas and being THE SURFACE ONLY of Lot 4 of Block 1, Dan-Hec Subdivision, Laredo, Webb County, Texas.**

Foreclosure Sale:

Date: Tuesday, September 2, 2015

Time: The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure Sale will begin is 1:00 P.M. and not later than three (3) hours after that time on Tuesday, September 2, 2015.

Page 1 of 3

**SEPTEMBER -21**

Clerk: *R. O. Pantoja*



Place: The Sale will be held at the area just outside the northwest first floor entrance to the Webb County Justice Center, 1110 Victoria Street, or at the area designated by the County Commissioners, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place. If no place is designated by the Commissioner's Court, sale will be conducted at the place where the Notice of Foreclosure Sale was posted.

Terms of Sale: The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that PEDRO GONZALEZ, III's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Additionally, written notice of the proposed sale was served by certified mail, return receipt requested, on Debtor and by certified mail, return receipt requested, on every other party obligated to pay the Indebtedness according to the records of Lender, at least 21 days preceding the date of sale, such service having been completed by deposit of the notice enclosed in a prepaid wrapper, properly addressed to each such party at the most recent address of such party as shown by the records of Lender in a post office or official depository under the case and custody of the United States Postal Service.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, PEDRO GONZALEZ, III, the owner and holder of the Note, has requested to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of PEDRO GONZALEZ, III's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with PEDRO GONZALEZ, III's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, PEDRO GONZALEZ, III, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If PEDRO GONZALEZ, III passes the Foreclosure Sale, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. Such reposting or refiling may be after the date originally scheduled for this sale.


The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed

of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by PEDRO GONZALEZ, III. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

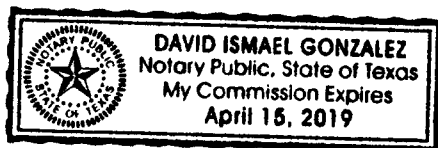
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust. Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, \_\_\_\_\_ Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by \_\_\_\_\_ Trustee.

**"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."**

  
Pedro Gonzalez, III, Trustee

Subscribed and sworn before me on this 31 day of July, 2015.



  
NOTARY PUBLIC, STATE OF TEXAS

NOTICE OF FORECLOSURE SALE

2015 AUG -5 AM 8:39

State of Texas §

WEBB COUNTY, TEXAS

County of Webb §

BY RO DEPUTY

Date: July 31, 2015

Deed of Trust ("Deed of Trust"):

Dated: January 12, 2006

Grantor: **Jose Enrique Pantoja**

Trustee: PEDRO GONZALEZ, III  
2315 Wooster  
Laredo, TX 78043  
Tel: (956) 237-1511

Lender: PEDRO GONZALEZ, III

Recorded in: Document No. **906515**, Volume **2006**, Pages **293-299** of the real property records of Webb County, Texas

Secures: Promissory Note ("Note") in the original principal amount of **\$45,000.00**, executed by **Jose Enrique Pantoja** ("Borrower") and payable to the order of Lender and all other indebtedness of Borrower to Lender

Property: **Situated in Webb County, Texas and being THE SURFACE ONLY of a 3.03 acre tract of land situated at the west end of Block Twenty (20) in accordance with the North Laredo Land Irrigation and Water Company Replat, as recorded in Volume 1, page 104, Webb County Replat Records and further described in Exhibit A.**

Foreclosure Sale:

Date: Tuesday, September 2, 2015

Time: The sale of the Property will be held between the hours of 1:00 P.M. and 4:00 P.M. local time; the earliest time at which the Foreclosure

**SEPTEMBER -22**

Clerk: *R. Daniel*

Sale will begin is 1:00 P.M. and not later than three (3) hours after that time on Tuesday, September 2, 2015.

**Place:** The Sale will be held at the area just outside the northwest first floor entrance to the Webb County Justice Center, 1110 Victoria Street, or at the area designated by the County Commissioners, pursuant to Section 51.002 of the Texas Property Code as the place where foreclosures sales are to take place. If no place is designated by the Commissioner's Court, sale will be conducted at the place where the Notice of Foreclosure Sale was posted.

**Terms of Sale:** The Foreclosure Sale will be conducted as a public auction and the Property will be sold to the highest bidder for cash, except that PEDRO GONZALEZ, III's bid may be by credit against the indebtedness secured by the lien of the Deed of Trust.

Additionally, written notice of the proposed sale was served by certified mail, return receipt requested, on Debtor and by certified mail, return receipt requested, on every other party obligated to pay the Indebtedness according to the records of Lender, at least 21 days preceding the date of sale, such service having been completed by deposit of the notice enclosed in a prepaid wrapper, properly addressed to each such party at the most recent address of such party as shown by the records of Lender in a post office or official depository under the case and custody of the United States Postal Service.

Default has occurred in the payment of the Note and in the performance of the obligations of the Deed of Trust. Because of that default, PEDRO GONZALEZ, III, has requested to sell the Property.

The Deed of Trust may encumber both real and personal property. Formal notice is hereby given of PEDRO GONZALEZ, III's election to proceed against and sell both the real property and any personal property described in the Deed of Trust in accordance with PEDRO GONZALEZ, III's rights and remedies under the Deed of Trust and section 9.604(a) of the Texas Business and Commerce Code.

Therefore, notice is given that on and at the Date, Time, and Place for the Foreclosure Sale described above, PEDRO GONZALEZ, III, Trustee will sell the Property in accordance with the Terms of Sale described above, the Deed of Trust, and applicable Texas law.

If PEDRO GONZALEZ, III passes the Foreclosure Sale, the Trustee or Substitute Trustee under the Deed of Trust need not appear at the date, time, and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Deed of Trust and the Texas Property Code. Such reposting or refiling may be after the date originally


scheduled for this sale.

The Foreclosure Sale will be made expressly subject to any title matters set forth in the Deed of Trust, but prospective bidders are reminded that by law the Foreclosure Sale will necessarily be made subject to all prior matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the Deed of Trust. For the avoidance of doubt, the Foreclosure Sale will not cover any part of the Property that has been released of public record from the lien and/or security interest of the Deed of Trust by PEDRO GONZALEZ, III. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

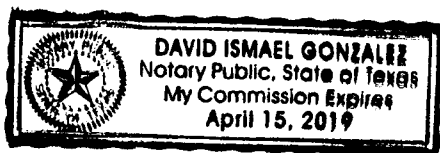
Pursuant to section 51.009 of the Texas Property Code, the Property will be sold "AS IS," **without any expressed or implied warranties, except as to the warranties (if any) provided for under the Deed of Trust.** Prospective bidders are advised to conduct an independent investigation of the nature and physical condition of the Property.

Pursuant to section 51.0075(a) of the Texas Property Code, [redacted] Trustee reserves the right to set further reasonable conditions for conducting the Foreclosure Sale. Any such further conditions shall be announced before bidding is opened for the first sale of the day held by [redacted] Trustee.

**"Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately."**

  
Pedro Gonzalez, III, Trustee

Subscribed and sworn before me on this 31 day of July, 2015.



  
NOTARY PUBLIC, STATE OF TEXAS

**Notice of Trustee's Sale**

**Date:** August 5, 2015

2015 AUG -5 PM 1:38

**Substitute Trustee:**

Luis Antonio Figueroa  
WEBB COUNTY, TEXAS  
BY [Signature] DEPUTY

**Substitute Trustee's Address:**

**Mortgagee:** Juan Manuel Garza

**Note:** Note dated June 21, 2013 in the amount of \$73,000.00

**Deed of Trust**

**Date:** June 21, 2013

**Grantor:** Dora Alicia Menchaca de Valdez, a single person

**Mortgagee:** Juan Manuel Garza

**Recording information:** Duly recorded in the Webb County Property Records,  
Volume 3457, Pages 282-285.

**Property:**

The Surface Estate Only in and to Lot One (1), Block Six Hundred Forty-A (640-A), situated in the Western Division of the City of Laredo, Webb County, Texas, according to replat thereof recorded in Volume 21, Page 1, Plat Records of Webb County, Texas.

**County:** Webb County, Texas

**Date of Sale (first Tuesday of month):** September 1, 2015

**Time of Sale:** 10:30 a.m.

**Place of Sale:** 1110 Victoria, Laredo, Texas

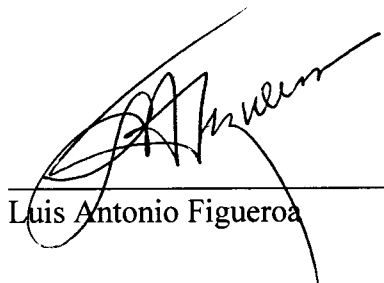
ASSERT AND PROTECT YOUR RIGHTS AS A MEMBER OF THE ARMED FORCES OF THE UNITED STATES. IF YOU ARE OR YOUR SPOUSE IS SERVING ON ACTIVE MILITARY DUTY, INCLUDING ACTIVE MILITARY DUTY AS A MEMBER OF THE TEXAS NATIONAL GUARD OR THE NATIONAL GUARD OF ANOTHER STATE OR AS A MEMBER OF A RESERVE COMPONENT OF THE ARMED FORCES OF THE UNITED STATES, PLEASE SEND WRITTEN NOTICE OF THE ACTIVE DUTY MILITARY SERVICE TO THE SENDER OF THIS NOTICE IMMEDIATELY.

Mortgagee has appointed Luis Antonio Figueroa as Trustee under the Deed of Trust. Mortgagee has instructed Trustee to offer the Property for sale toward the satisfaction of the

**SEPTEMBER -23**  
**Clerk:** [Signature]

Note.

Notice is given that on the Date of Sale, Trustee will offer the Property for sale at public auction at the Place of Sale, to the highest bidder for cash, "AS IS". THERE WILL BE NO WARRANTY RELATING TO TITLE, POSSESSION, QUIET ENJOYMENT, OR THE LIKE FOR THE PERSONAL PROPERTY IN THIS DISPOSITION. The sale will begin at the Time of Sale or not later than three hours thereafter.



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Luis Antonio Figueroa

23-A